

The Corporation of the Town of Tecumseh

By-Law Number 2022 - 033

Being a by-law to amend By-law 1746, the Town's Comprehensive Zoning By-law for those lands in the former Town of Tecumseh.

(Planning File: D19 1415LES – 1401-1429 Lesperance Road)

Whereas By-law No. 1746 is the Town's comprehensive zoning by-law regulating the use of lands and the character, location and use of buildings and structures within the Town of Tecumseh, for lands situated within the former Town of Tecumseh;

And whereas the Council of the Corporation of the Town of Tecumseh deems it necessary and in the best interest of proper planning to further amend By-law No. 1746;

And whereas this By-law conforms to the Town of Tecumseh Official Plan, as amended;

Now Therefore the Council of The Corporation of The Town of Tecumseh Enacts as follows:

1. That Schedule "A", Map 5, to By-law 1746, as amended, is hereby further amended by changing the zoning classification for those lands as depicted on Schedule "A" attached hereto and forming part of this by-law from "Residential Zone 2 (R2)" and "Residential Zone 2 (R2-25)" to "Residential Zone 3 (R3-21)".
2. That By-law 1746, Section 7, Residential Zone 2 (R2) Zone Regulations, as amended, is hereby further amended by the deletion of subsection 7.3.25 in its entirety.
3. That By-law 1746, Section 8, Residential Zone 3 (R3) Zone Regulations, as amended, is hereby further amended by the addition of a new subsection 8.3.21 to immediately follow subsection 8.3.20 and to read as follows:

"8.3.21 Defined Area R3-21 as shown on Schedule "A", Map 5, of this By-Law.

a) Permitted Uses

- i) Multiple unit residential uses;
- ii) accessory uses.

b) Permitted Building and Structures

- i) three, multiple-unit dwellings containing not more than six

dwelling units each;

ii) accessory buildings and structures.

c) Minimum Lot Area 0.28 hectares

d) Minimum Lot Frontage 39 metres

e) Maximum Lot Coverage 35 percent

f) Minimum Landscaped Open Space 25 percent

g) Maximum Building Height 10.6 metres

h) Minimum Yard Width

i) northerly yard 4.5 metres

ii) southerly yard 4.5 metres

iii) easterly yard 3.0 metres

iv) westerly yard 18.0 metres

i) Other Zone Provisions

i) The provisions of subsections 5.18, 8.1.12 and 8.1.14 of this By-law shall not apply to lands zoned R3-21;

ii) Notwithstanding the provisions of subsection 8.1.13, a buffer strip, having a minimum width of 2.74 metres, in compliance with subsection 5.23, shall be provided along the westerly and southerly lot lines."

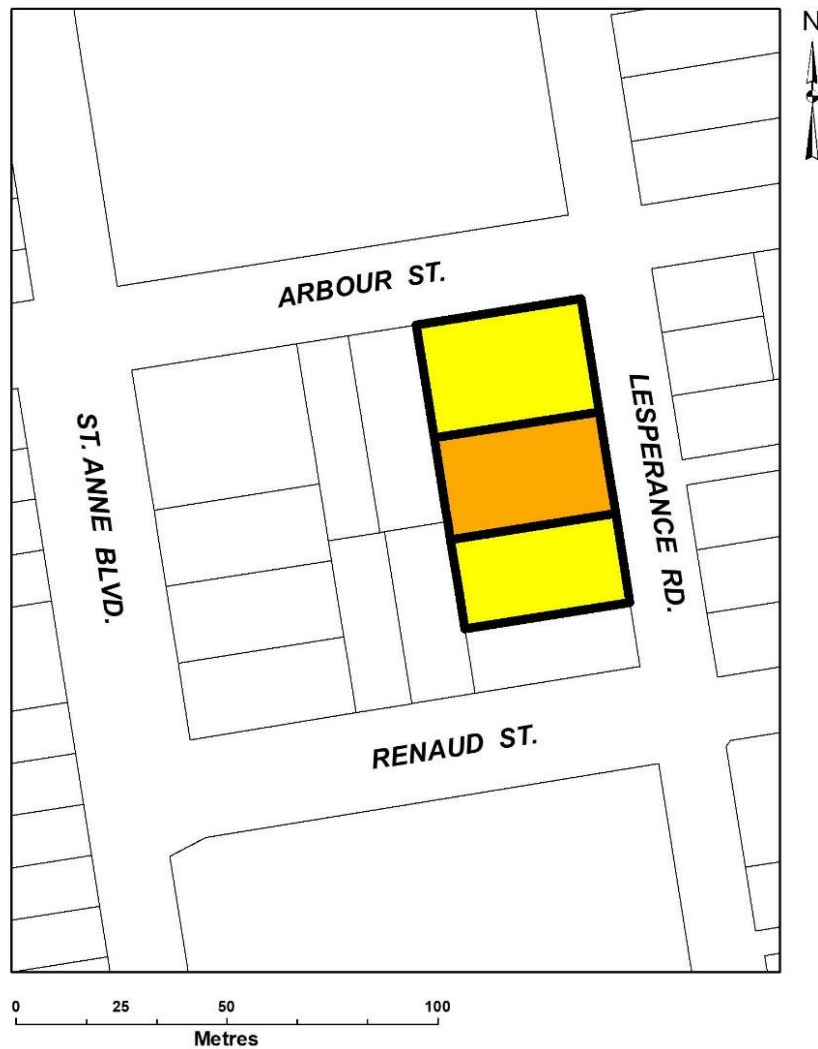
4. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990*.

Read a first, second, third time and finally passed this 26th day of April, 2022.

Gary McNamara, Mayor

Laura Moy, Clerk

SCHEDULE "A"
1401-1029 LESPERANCE ROAD
TOWN OF TECUMSEH



Change from "R2" to "R3-21"



Change from "R2-25" to "R3-21"

This is Schedule "A" to By-law No. 2022-033
Passed the 26th day of April, 2022.

Signed

Mayor

Clerk